

Township of Southampton

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PLANNING BOARD Minutes
REGULAR MEETING
March 6, 2014, 7:00 p.m.

Call to order: The meeting was called to order at 7:05PM.

Flag Salute:

Roll Call:

Present: Ms. Conover, Mrs. Dent, Mrs. Gower, Mr. Heston, Mr. Schwarz and Mr. Pielli.

Absent: Mr. Magazzo, Mayor Young

Reading of the Statement of Compliance with the Open Public Meetings Act.

Read by the Secretary

Adoption of minutes of the meeting January 7, 2013 as presented prior to this meeting.

Mrs. Gower made a motion to approve the minutes from the January 7, 2014 meeting and Ms. Conover seconded.

Voted in the Affirmative: Ms. Conover, Mrs. Dent, Mrs. Gower, Mr. Heston, Mr. Schwarz and Mr. Pielli.

Resolutions

Resolution 2014-3
Appointment of professional Contracts

Voted in the Affirmative: Ms. Conover, Mrs. Dent, Mrs. Gower, Mr. Heston, Mr. Schwarz and Mr. Pielli.

New Application

Southampton Industrial Park, LLC, Block 2201, Lot 8.05, 137 Eayrestowns Road Site Plan Waiver

Patrick McAndrew, attorney for the applicant.

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Chris Kluk, Engineer for the applicant.
Pat Hegedus - Pivotal Training

Pat McAndrew stated that the applicant has built a 24,000 square foot building. Mr. Haas has a tenant in one of his other buildings, and due to area needed for the use the tenant wishes to move into the new building.

Mr. Hegedus, tenant and owner of Pivotal Training.

Mr. Hegedus stated that his hours of operation are week days 5ARE until noon and then late afternoon 3:30PM to 9:30PM.

There are 3 full time employees and 14 Partime employees. These employees will be parking in the rear of the building in the gravel area.

Mr. Hegedus stated that he wishes to move because the new building will allow more room for the existing athletes to train. He does not plan to grow the amount to athletes so with that more parking spots will not be required. He feels that the 21 existing spaces are adequate.

Mayor Young stated that there is currently parking issues at the existing site and does not want to see that happen in the new building.

Mr. Hegedus testified that the classes do not over lap and also at the existing site the parking spaces are shared with 2 other tenants which only allot his business 6 parking spaces.

Mayor Young also asked that the lighting on the utility pole will be paid for by Mr. Haas. Mr. Haas stated yes.

Mr. Scangarello asked Mr. Hegedus if he plan to expand his membership and Mr. Hegedus stated no. He stated that he plans to keep his class limited to 20 athletes.

Mr. McAndrew testified that the building is already done so with that a site plan is not needed, and that this is a permitted use.

Mr. Kluk, engineer for the applicant. Mr. Kluk stated that he reviewed the septic to see if the existing septic would work. It is in his opinion it will work, no upgrades needed.

Robert Haas, owner of the property.

Mr. Haas stated that when he interviews new tenants he makes sure that the tenant fits the use according to the ordinance.

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Mr. Haas stated that the only items left to be done are landscaping and top paving.

- A-1 front of building
- A-2 close up of building
- A-3 Corner of building that faces Eayrestown Road
- A-4 Back of building
- A-5 Back of building

Along the back of the building are large overhead doors. They will not be utilized by the tenant.

Mr. Haas testified that the current parking lot has an ingress and egress to create a good flow of traffic with the dropping off of children.

Mr. McAndrew stated that if a parking issue were to arise the applicant would come back to the board for an amended site plan.

Frank Morris, Board Engineer.

Mr. Morris stated that a septic analysis has been requested but not supplied. Also with the approval that had been given 5 years ago still have bond issues.

The lights that have been placed in the de cell lane are a safety issue and need to be moved back.

Mr. Haas stated that with the original bond there has been over a million dollars' worth of work. He plans to get the work done in a timely fashion and with the economy it slowed down.

Mr. Morris reiterated that those utility poles need to be move and asked Mr. Haas when they will be moved. Mr. Haas stated that he will push PSE&G to get out to the property and move them. Mr. Lange asked if they could be moved within 6 months. Mr. Haas stated yes. Also due to ponding Mr. Morris asked as to when the top paving be done.

Mr. Haas stated that the landscaping will be done in the spring along with the top paving.

Mr. Scangarello reviewed his letter.

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Mr. Scangarello also stated that this project has been going on for quite some time and that there is not an updated site plan on file from the last time Mr. Haas came before the board. So in his opinion that the site plan waiver should not be granted.

Mr. McAndrew feels a site plan is not needed because it is existing.

Mayor Young stated that with the tenant wanting a building double the size of his existing space he would need to bring in more children to be able to compensate for the double of rent.

Peter Lange listed the conditions of Approval:

1. If Parking issues arise the applicant would return to the board for an amended site plan.
2. Utility poles moved within 6 months
3. Basin would be addressed in accord with the con office
4. Landscaping would be installed on level ground
5. Top Coat
6. Tenant agreed to 40 students at any one time in the building.
7. Submit Septic dilution calculations

Mr. Scangarello stated that during the time of pick up and drop off there will be an overlapping of cars and with that a site plan is warranted to show where all the traffic can go.

Ms. Conover asked if there is a signed plan. Mr. Morris and Mr. Scangarello stated no.

OPEN TO THE PUBLIC

Dough Malagari has concerns with parking and safety. Mr. Malagari stated that in the current building there is a lot of congestion which hinders his business. The parents park in undesignated places. Could signs be put up so that parents will not park in common spaces or parking designated for other buildings.

Mr. Lange testified that this is an enforcement issue by the police not by the township.

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Close to the public

Mr. Pielli made a motion to grant a site plan waiver with conditions and Mayor Young Seconded.

Voted in the Affirmative: Ms. Conover, Mrs. Dent, Mrs. Gower, Mr. Heston, Mayor Young, Mr. Schwarz and Mr. Pielli.

Ordinance No: 2014-05

Amending the Township Code at Chapter 12-10 Governing “Development Application Review Procedures”

Pete Lange stated that the Code that would be changing would be 12-10 which is the Development Application review procedures. This will create new exceptions from the requirement that a site plan be reviewed and approved for the issuance of a certificate of occupancy for a change of use or a change in ownership.

Mr. Scangarello stated that this will be consistent with the Master Plan.

Mr. Schwarz made a motion to approve the amendment and Mrs. Gower seconded.

Voted in the Affirmative: Ms. Conover, Mrs. Dent, Mrs. Gower, Mr. Heston, Mr. Schwarz and Mr. Pielli.

Abstained: Mayor Young

Discussion/Public Comment:

No comment from the public

Motion for adjournment

Mayor Young made a motion to adjourn at 9:20PM and Mr. Heston Seconded.

Motion carried unanimously